141.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,300 /	708,300
					USE VALUE:	708,300 /	708,300
					ASSESSED:	708,300 /	708,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROVE TIMOTHY L--ETAL
Owner 2:	REILLY ANN MARIE
Owner 3:	
Street 1:	87 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	289,100		419,200	708,300
Total Card	0.137	289,100		419,200	708,300
Total Parcel	0.137	289,100		419,200	708,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.24 | /Parcel: 413.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90369
GIS Ref	
GIS Ref	
Insp Date	04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,200	0	5,962.	419,200	708,400	708,400	Year End Roll	12/18/2019
2019	101	FV	227,300	0	5,962.	419,200	646,500	646,500	Year End Roll	1/3/2019
2018	101	FV	227,200	0	5,962.	371,300	598,500	598,500	Year End Roll	12/20/2017
2017	101	FV	227,200	0	5,962.	311,400	538,600	538,600	Year End Roll	1/3/2017
2016	101	FV	227,200	0	5,962.	311,400	538,600	538,600	Year End	1/4/2016
2015	101	FV	214,700	0	5,962.	269,500	484,200	484,200	Year End Roll	12/11/2014
2014	101	FV	214,700	0	5,962.	260,500	475,200	475,200	Year End Roll	12/16/2013
2013	101	FV	214,700	0	5,962.	247,900	462,600	462,600		12/13/2012

!10863!

PRINT

Date	Time
12/11/20	01:06:32

LAST REV

Date	Time
05/14/18	11:55:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	924-48		7/20/1979		64,000	No	No		N

USER DEFINED

Prior Id # 1:	90369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2017	1209	Porch	2,457					
5/1/2014	417	Solar Pa	5,000					
4/2/2012	325	Manual	3,992					replace front door

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
6/17/2014	External Ins	PC	PHIL C
10/24/2008	Meas/Inspect	163	PATRIOT
11/16/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,201 | Spl Credit | Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24021924
Const Adj.:	0.98000199
Adj $ / SQ:	158.004
Other Features:	82018
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392815
Depreciation:	103703
Depreciated Total:	289112

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

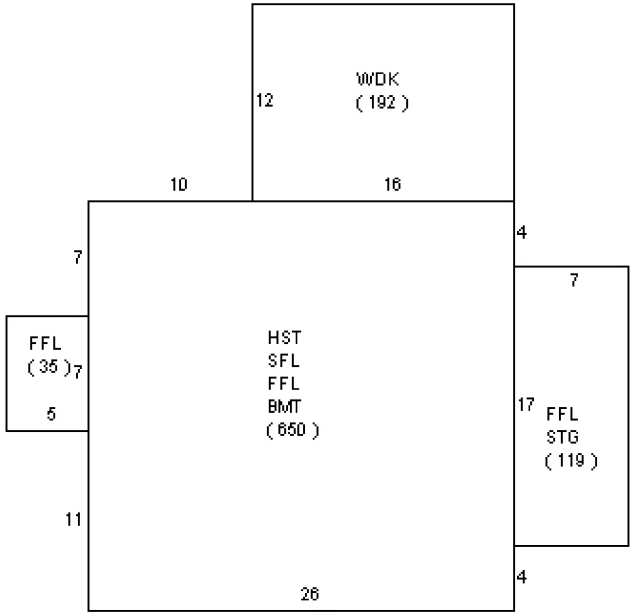
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.00
Special Features:	0	Val/Su Net:	105.51
Final Total:	289100	Val/Su SzAd	162.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	158.000	127,035
BMT	Basement	650	47.400	30,811
SFL	Second Floor	650	158.000	102,703
HST	Half Story	325	145.360	47,243
WDK	Deck	192	10.980	2,109
STG	Storage	119	7.530	896

Net Sketched Area:	2,740	Total:	310,797
Size Ad	1779	Gross Are	3065	FinArea	1714
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	